

slough trading estate



767

HENLEY ROAD SL1 4NL

TO LET - 11,399 SQ FT (1,059 SQ M)

BRAND NEW DETACHED PRODUCTION / WAREHOUSE UNIT
WITH A GENEROUS YARD

SEGRO

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HENLEY ROAD

A brand new, high specification detached production/warehouse unit benefitting from two electric loading doors, a generous yard and fully-fitted first floor offices, providing occupiers with a modern and high quality business environment.

The property is located on Henley Road, just off Buckingham Avenue, one of the main thoroughfares of Slough Trading Estate. From here Junction 6 & 7 of the M4, Junction 2 of the M40, the wider national motorway network and Heathrow, the UK's busiest airport, can easily be accessed. Burnham mainline railway station is only 0.4 miles away.



SLOUGH TRADING ESTATE

LOCATION

- *Less than 2 miles from Junctions 6 & 7 of the M4, which provides excellent access to the M25, the wider national motorway network and Heathrow Airport*
- *Two mainline railway stations within 3 miles, providing fast and direct rail access to London Paddington and scheduled to benefit from Crossrail in 2019*

AMENITIES

- *10 places to eat*
- *1 hotel*
- *4 high street banks*
- *Multiple fitness facilities*
- *2 nurseries*
- *Health centre*
- *Dedicated bus service*
- *Slough Aspire – www.sloughaspire.com*

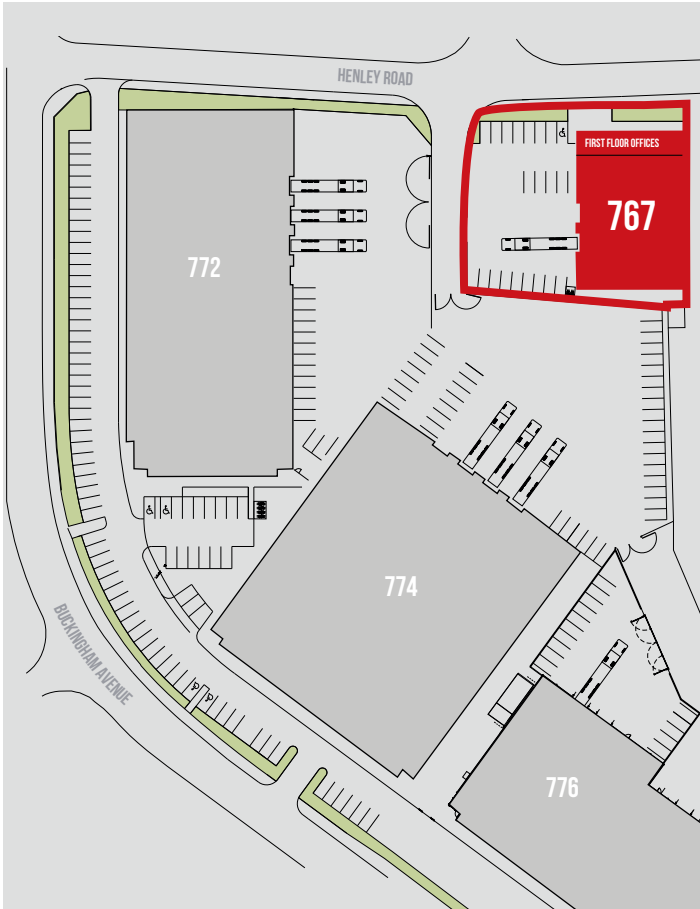
SERVICES

- *Established and well-managed estate*
- *A large employment base providing access to the very best talent the region has to offer*
- *24-hour award-winning CCTV and security team*
- *24-hour on-site customer care*
- *350+ estate occupiers including FedEx, Mars, UK Mail, Hermes, Bidvest and AKZO Nobel*



AREA	SQ FT	SQ M
Ground Floor Warehouse	8,464	786.3
Ground Floor Office	678	63
First Floor Office	2,257	209.7
Total	11,399	1,059

All areas measured on an approximate gross external basis.



SPECIFICATION

WAREHOUSE

- 8m clear eaves
- Heavy floor loading
- Two electric up and over loading doors

USE

- Suitable for B1(b), B1(c), B2, B8 and Data Centre uses
- 24/7 – no hours of use restrictions

OFFICES

- Ground floor reception area
- Fully-fitted office to first floor with LG7 PIR lighting, raised access floors and suspended ceilings
- Platform lift
- WCs at ground and first floor level
- Shower
- Tea point
- Gas central heating
- Potential for undercroft at ground floor to be fitted out as additional offices

EXTERNAL

- Generous yard
- Up to 19 car parking spaces (1:50 sq m)

OCCUPATION

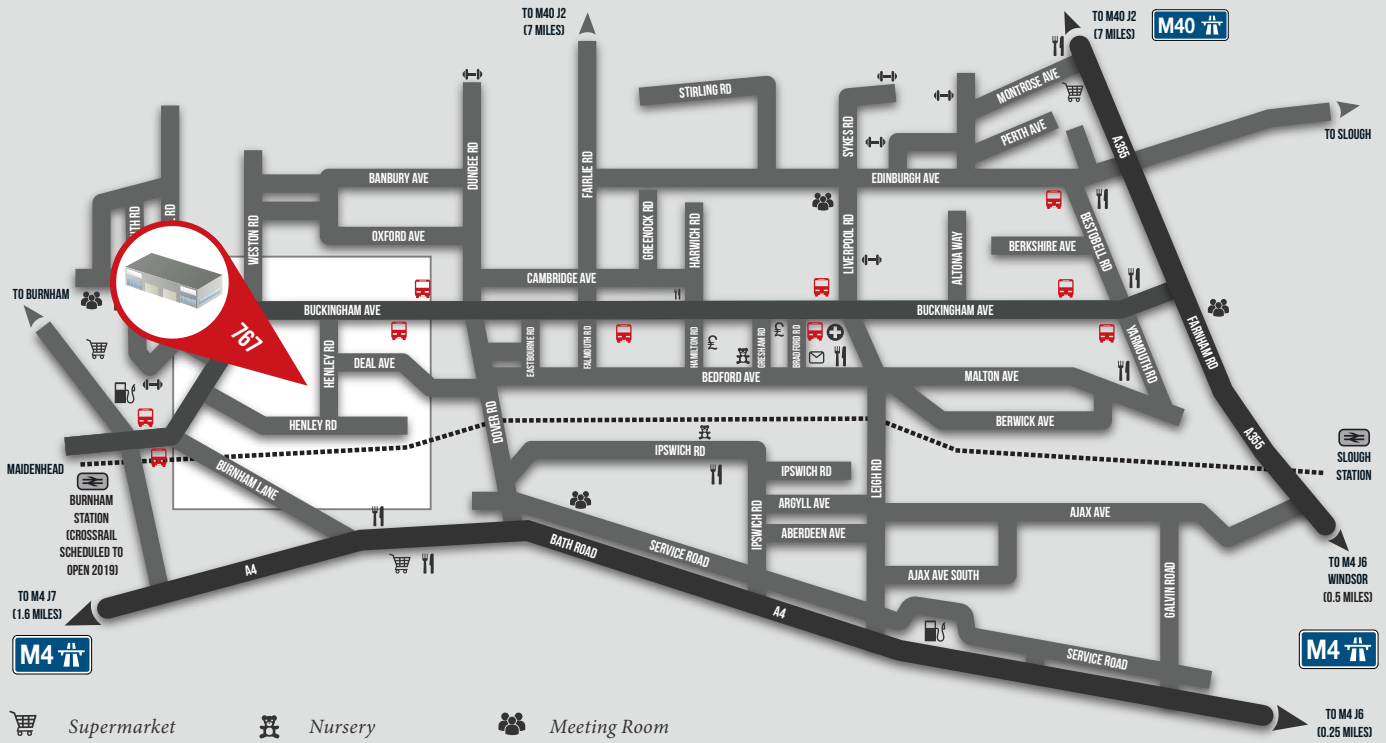
- Upon completion of a new full repairing and insuring lease on terms to be agreed
- EPC rating A (21)

THRIVING BUSINESS COMMUNITY

Well connected: surrounded by amenities

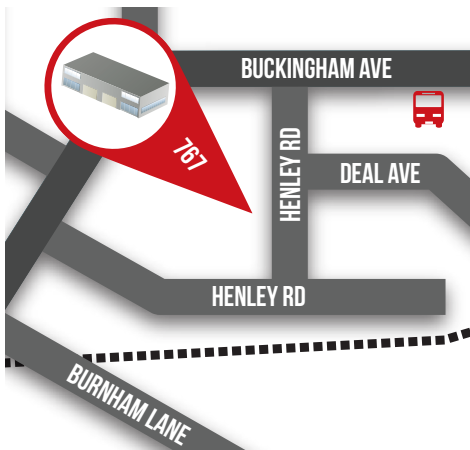
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HENLEY ROAD



- Supermarket
- Food & Drink
- Health and Fitness
- Petrol Station
- Nursery
- Bank
- Post Office
- Health Centre
- Meeting Room
- Bus Stop

SAT NAV: SL1 4NL



DISTANCE BY ROAD MILES*	
BURNHAM STATION	1.5
M4 JUNCTION 6, JUNCTION 7	1.4
SLOUGH STATION	1.9
MAIDENHEAD	5.3
M40 JUNCTION 2	5.3
M25 JUNCTION 15	6.2
HEATHROW AIRPORT	10.2
CENTRAL LONDON	24

DISTANCE BY RAIL MINS**	
BURNHAM (CROSSRAIL SCHEDULED 2019)	3
MAIDENHEAD	7
READING	12
LONDON (PADDINGTON)	18
EALING BROADWAY	19

Source:
 * From 767 Henley Road. Source: The AA
 ** Times from Slough Station. Source: National Rail Enquiries

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